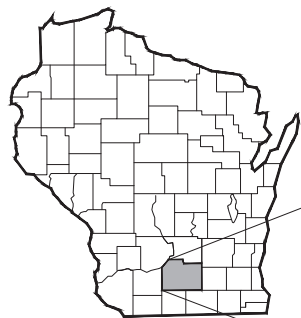
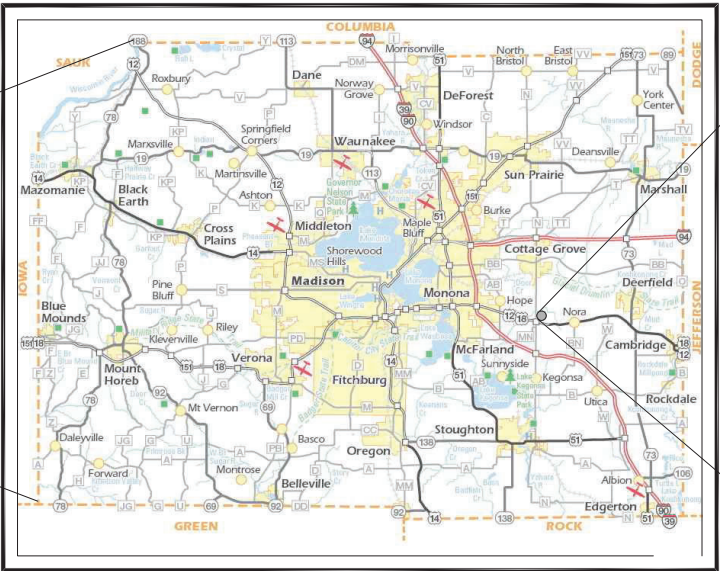


VINEY ACRES BUSINESS PARK
TOWN OF COTTAGE GROVE

SECTION 33, TOWNSHIP 7N, RANGE 11E



REGIONAL MAP



DANE COUNTY
DANE COUNTY, WISCONSIN



SITE LOCATION MAP
TOWN OF COTTAGE GROVE,
DANE COUNTY, WISCONSIN

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C200	EXISTING SITE & DEMO PLAN
C300	SITE PLAN
C400	GRADING & UTILITY PLAN
C401	GRADING & UTILITY PLAN
C404	BASIN DETAILS
C405	BASIN NOTES
C700	TYPICAL SECTIONS
C502	STREET A PLAN & PROFILE
C503	STREET A PLAN & PROFILE

CONTACT INFORMATION

ENGINEER:
SNYDER & ASSOCIATES
BRIAN ARCAND
5010 VOGES ROAD
MADISON, WI 53718
608-838-0444 EXT. 3224

LAND OWNER:
VINEY ACRES, LLC
2093 US HIGHWAY 12 / 18
COTTAGE GROVE, WI 53527

SURVEYOR:
BIRRENKOTT SURVEYING
CHRIS CASSON
1677 N. BRISTOL STREET
SUN PRAIRIE, WI 53590

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSTANCES FEATURES SHOWN ARE IN EXACT LOCATION INDICATED.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

VINEY ACRES BUSINESS PARK

TITLE SHEET

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |



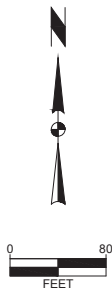
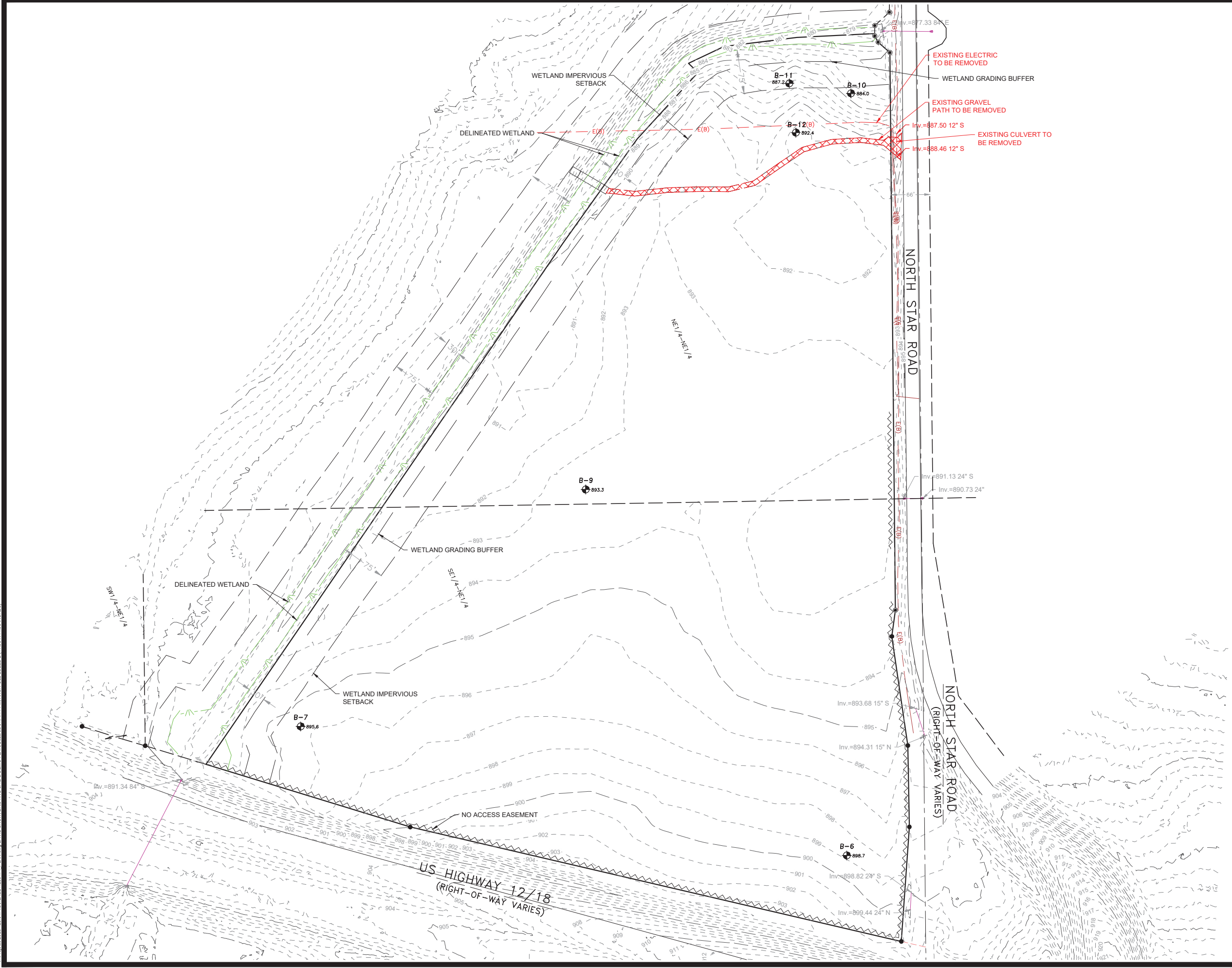
Project No: 125.0174.30

Sheet C100

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = ##	
Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	
Project No: 125.0174.30			
Sheet C100			

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Project No: 125.0174.30
Sheet C200

VINEY ACRES BUSINESS PARK

EXISTING SITE & DEMO PLAN

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 80'	
Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	

Project No: 125.0174.30
Sheet C200

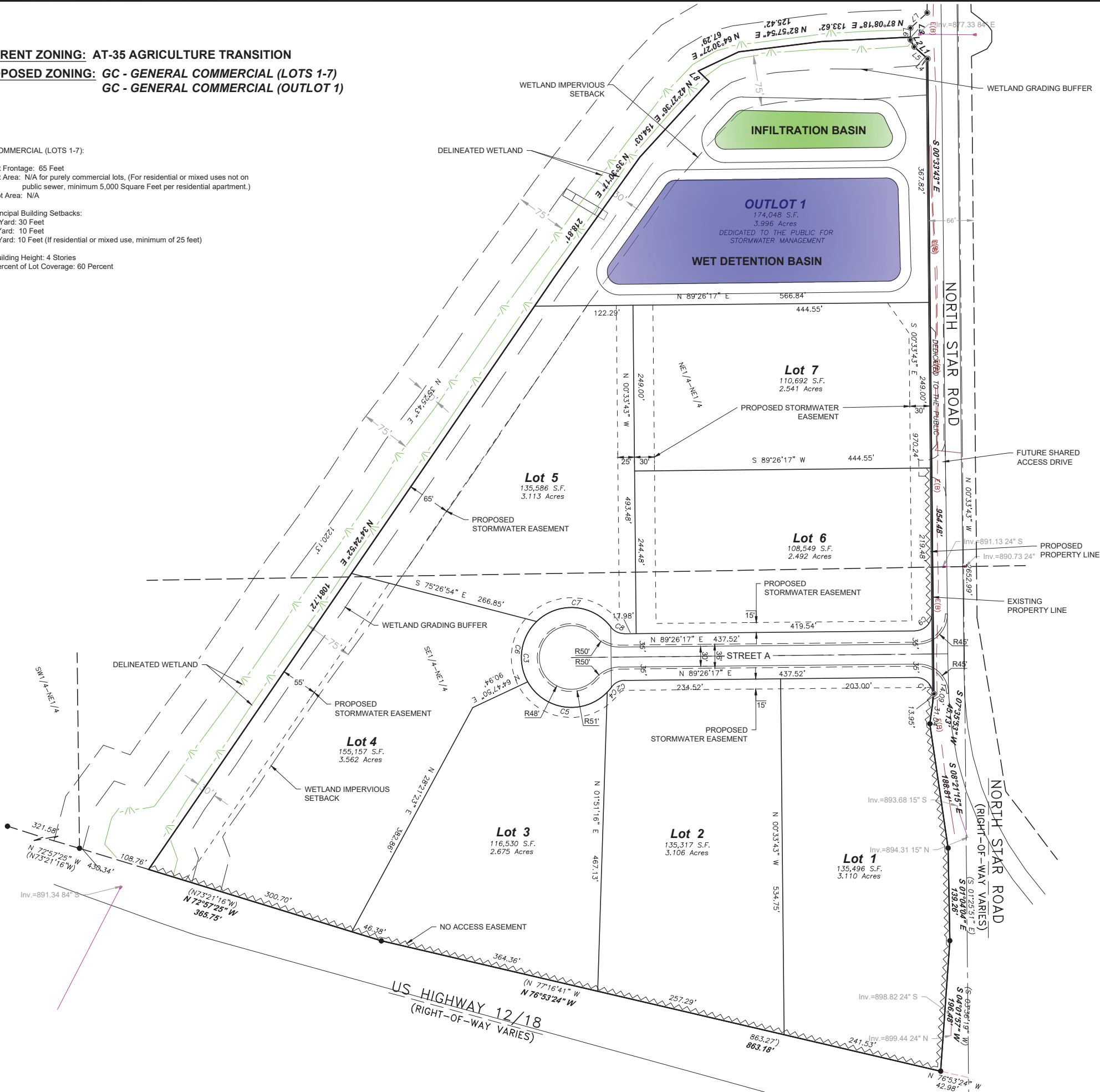
CURRENT ZONING: AT-35 AGRICULTURE TRANSITION
PROPOSED ZONING: GC - GENERAL COMMERCIAL (LOTS 1-7)
GC - GENERAL COMMERCIAL (OUTLOT 1)

GC - GENERAL COMMERCIAL (LOTS 1-7):

Minimum Lot Frontage: 65 Feet
Minimum Lot Area: N/A for purely commercial lots, (For residential or mixed uses not on public sewer, minimum 5,000 Square Feet per residential apartment.)
Maximum Lot Area: N/A

Minimum Principal Building Setbacks:
Front Yard: 30 Feet
Side Yard: 10 Feet
Rear Yard: 10 Feet (If residential or mixed use, minimum of 25 feet)

Maximum Building Height: 4 Stories
Maximum Percent of Lot Coverage: 60 Percent



VINEY ACRES BUSINESS PARK

SITE PLAN

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |



Project No: 125.0174.30

Sheet C300

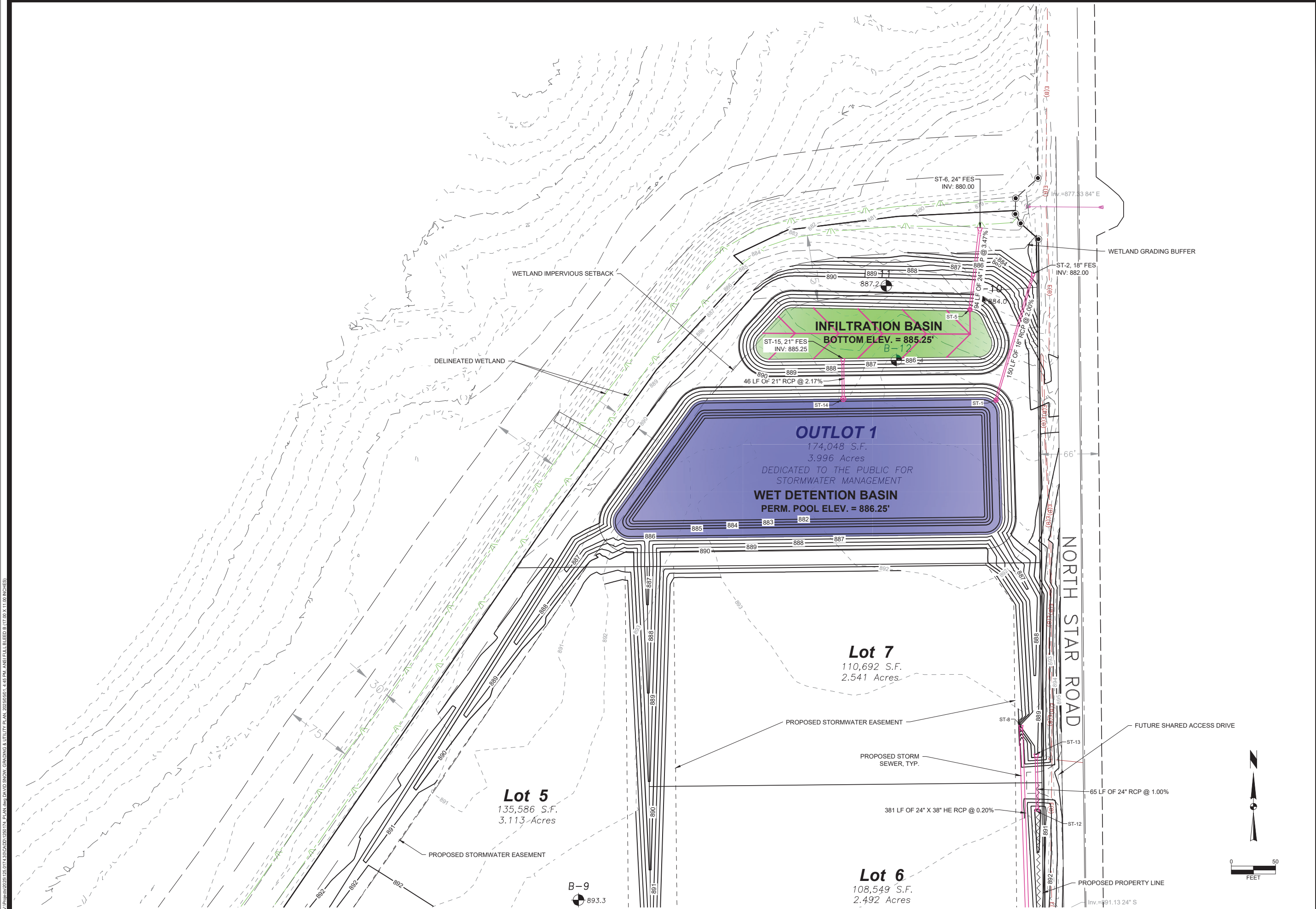
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

Sheet C300

Project No: 125.0174.30

MARK	REVISION	DATE	BY
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Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	

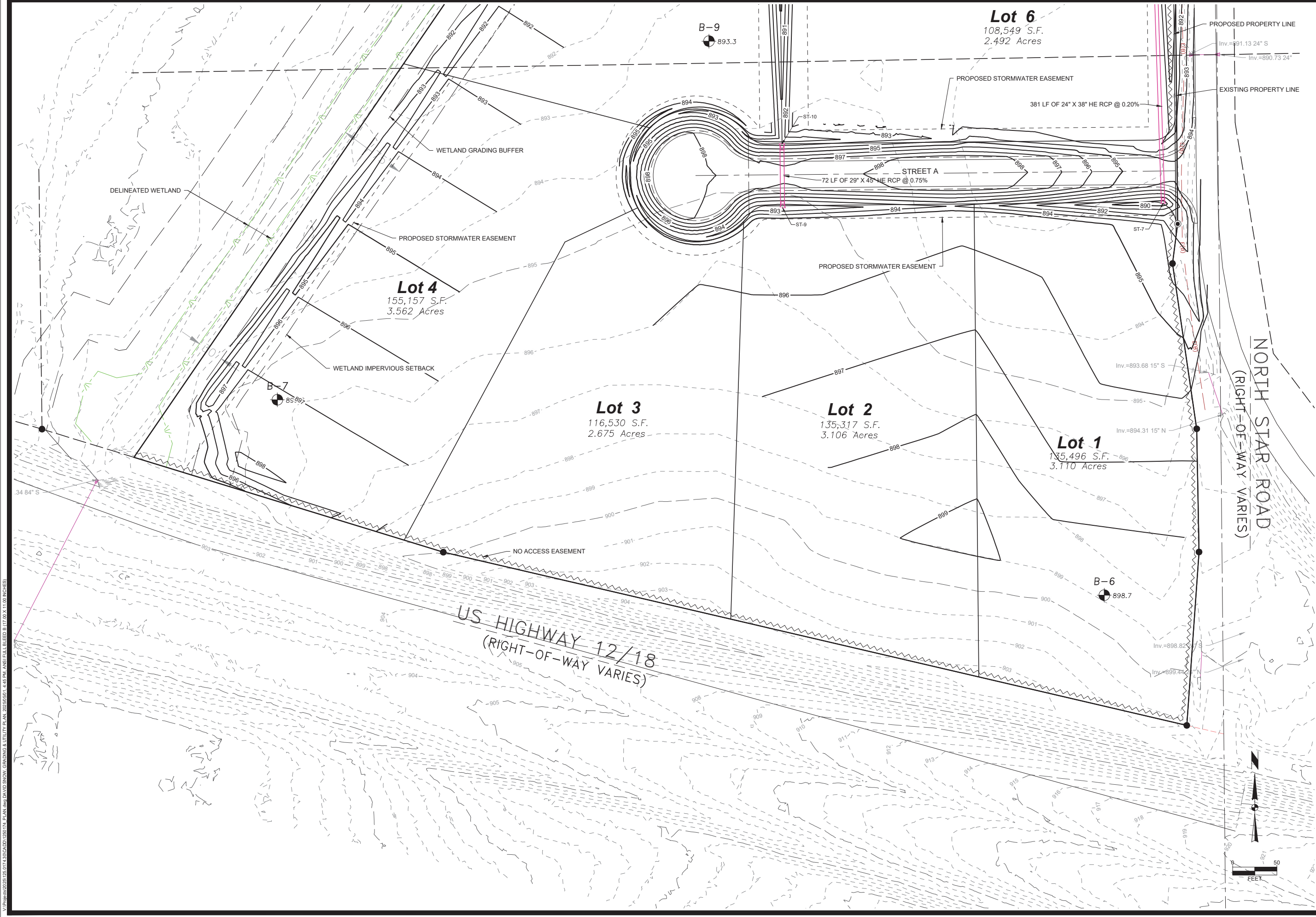
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VINEY ACRES BUSINESS PARK			
GRADING & UTILITY PLAN			
TOWN OF COTTAGE GROVE, DANE COUNTY, WI			
SNYDER & ASSOCIATES, INC.			
			
Project No: 125.0174.30			
Sheet C400			
MARK		REVISION	
Engineer: BCA	Checked By: MLC	Date: 05-06-2025	
Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	
Project No: 125.0174.30		Sheet C400	

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608-838-0444 | www.snyder-associates.com

V:\Projects\125.0174\304\CD\1250174_Plan.dwg DAVID SNYDER GRADING & UTILITY PLAN 2025/05/14 4:45 PM ANSI FULL BLEED B (17.00 X 11.00 INCHES)

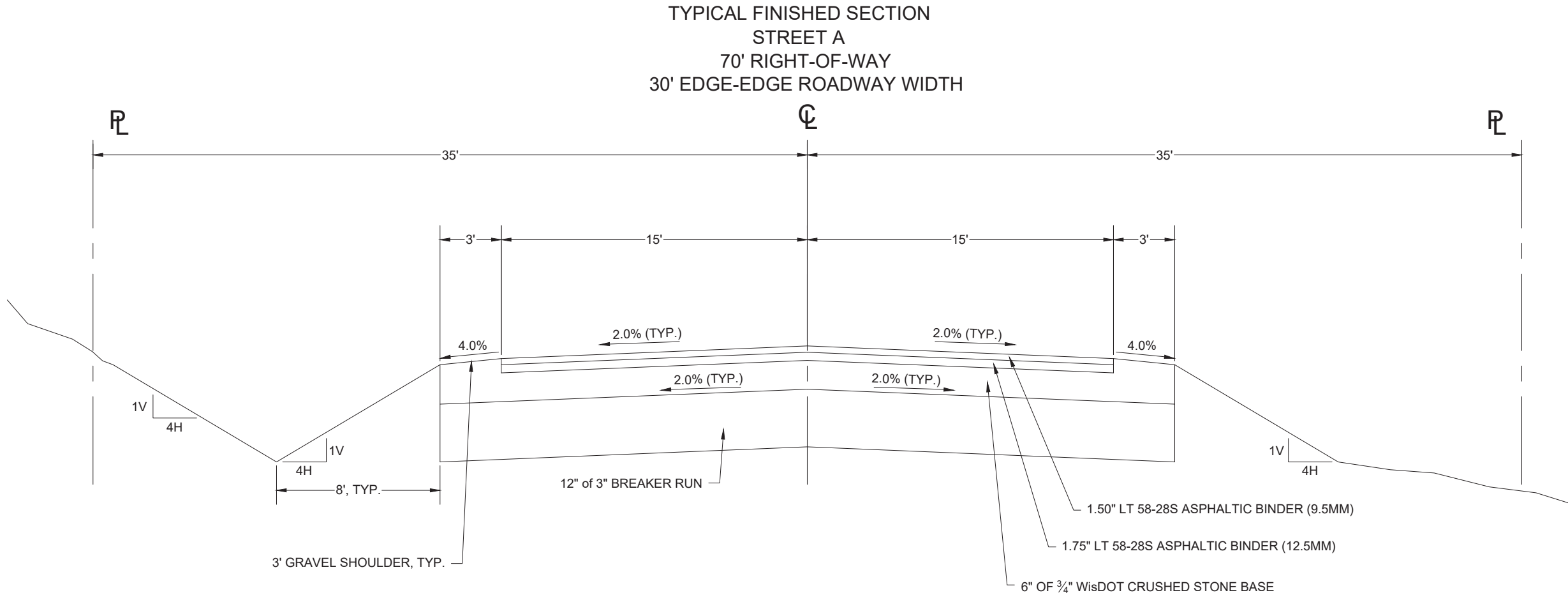


VINEY ACRES BUSINESS PARK		TOWN OF COTTAGE GROVE, DANE COUNTY, WI	
GRADING & UTILITY PLAN		SNYDER & ASSOCIATES, INC. 	
 SNYDER & ASSOCIATES		Project No: 125.0174.30	
		Sheet C401	
Project No: 125.0174.30		Sheet C401	

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 50'	
Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

V:\p06\410201\125.0174\30CADD\1250174_Plan.dwg DAVID SNYDER, TYPICAL SECTIONS, 20250601, 4:45PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)



VINEY ACRES BUSINESS PARK

TYPICAL SECTIONS

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com



Project No: 125.0174.30

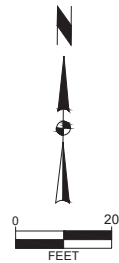
Sheet C700

Project No: 125.0174.30

Sheet C700

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Lot 4
155,157 S.F.
3.562 Acres

Lot 5
135,586 S.F.
3.113 Acres

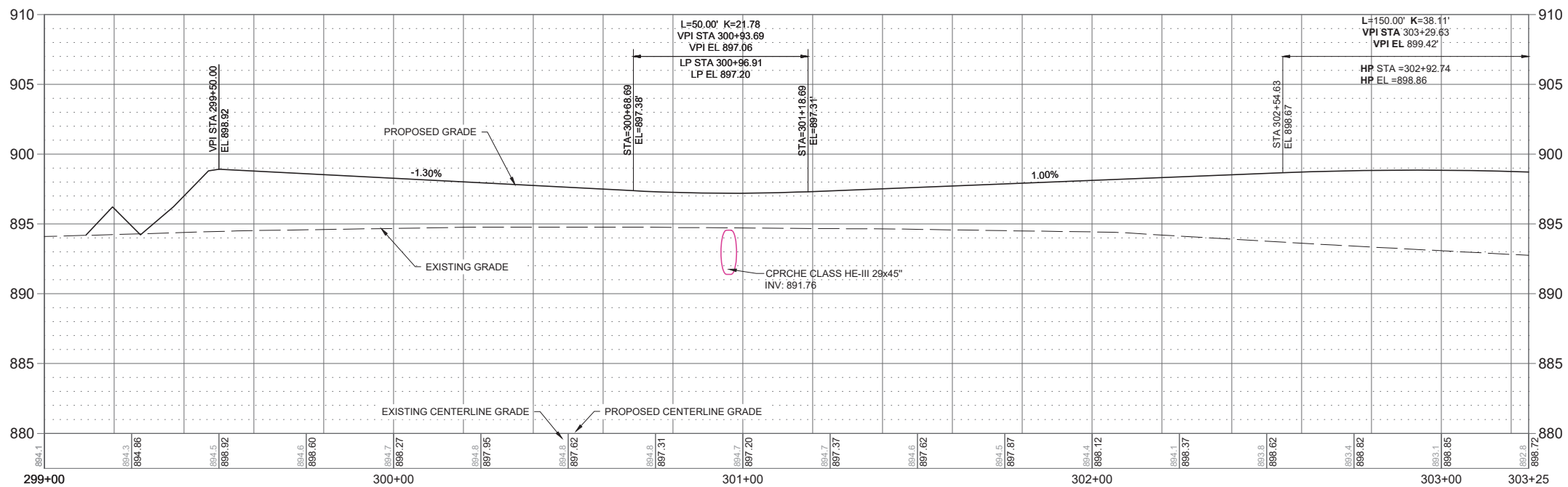
3' GRAVEL SHOULDER

BP STA 299+00.00
299+00

Lot 3
116,530 S.F.
2.675 Acres

Lot 2
135,317 S.F.
3.106 Acres

Lot 6
108,549 S.F.
2.492 Acres



PROPOSED STORMWATER EASEMENT, TYP.

PROPOSED STORM SEWER, TYP.

PROPOSED PROPERTY LINE, TYP.

STREET A

VINEY ACRES BUSINESS PARK

STREET A PLAN & PROFILE

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.



Project No: 125.0174.30

Sheet C502

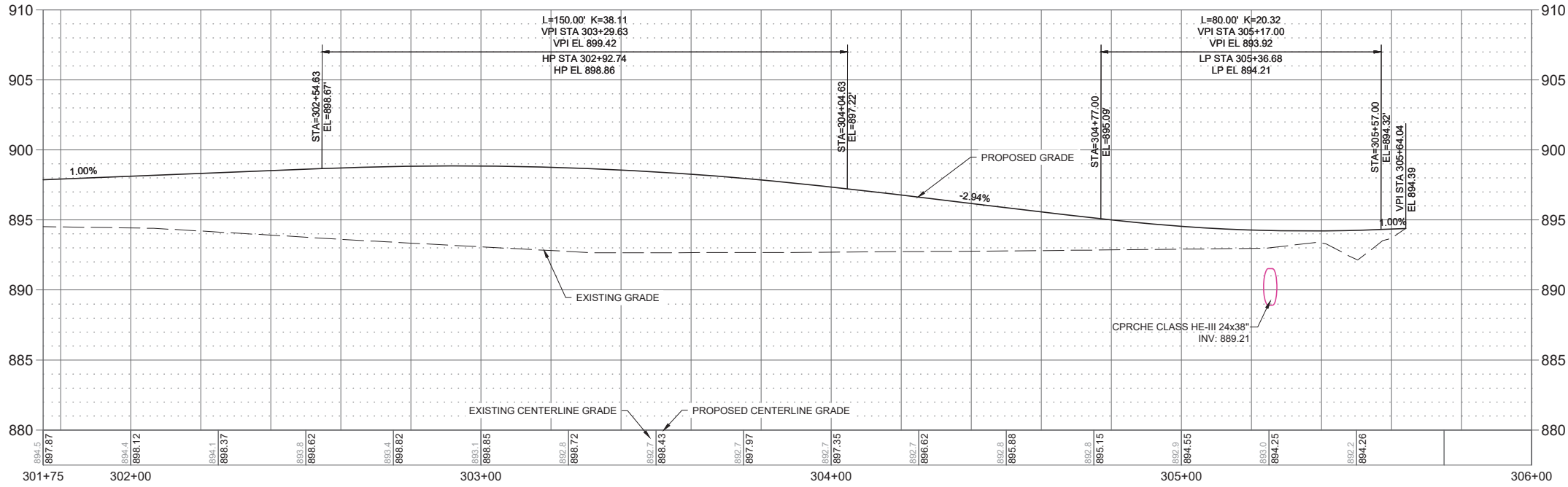
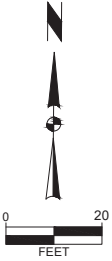
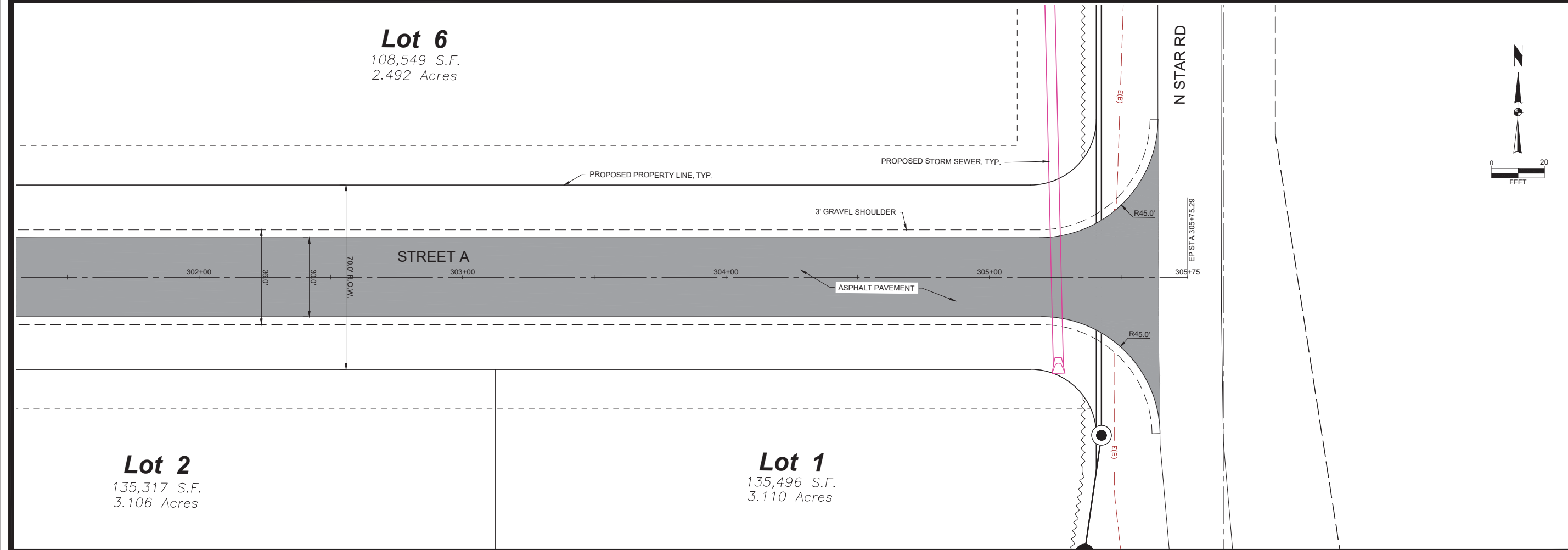
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Engineer: BCA	Checked By: MLC	Scale: 1" = 20'	
Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	

Project No: 125.0174.30

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Sheet C502

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VINEY ACRES BUSINESS PARK

STREET A PLAN & PROFILE

TOWN OF COTTAGE GROVE, DANE COUNTY, WI



Project No: 125.0174.30

Sheet C503

SNYDER & ASSOCIATES, INC. |

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

MARK: BCA
Engineer: BCA
Checked By: MLC
Date: 05-06-2025
T-R-S: 7N-11E-33

REVISION: MLC
Checked By: MLC
Date: 05-06-2025
T-R-S: 7N-11E-33

DATE: 1" = 20'
Scale: 1" = 20'
T-R-S: 7N-11E-33

Project No: 125.0174.30
Sheet C503